

FOR LEASE

MEDICAL OFFICE/
OFFICE/RETAIL

12333 1/2 WASHINGTON BLVD
LOS ANGELES, CA 90066



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

12333 1/2 WASHINGTON BVLD
LOS ANGELES, CA 90066

SUITE 12333 1/2: Approximately 600 Square Feet

RATE: \$1,995.00 per month, MG

- » Available space is situated to the rear of the building, offering no street exposure
- » 2 Offices / Exam Rooms
- » 1 Parking Space Included
- » Tenant Pays for Electricity & Janitorial Services
- » Rare, Highly Sought After Small Office Space
- » Excellent Centralized Location at the Prominent Corner of Washington Boulevard & Centinela Avenue in Culver City



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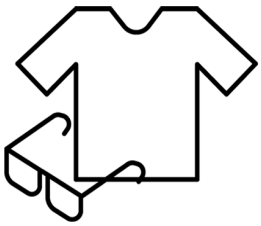
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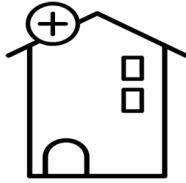
AREA DEMOGRAPHICS

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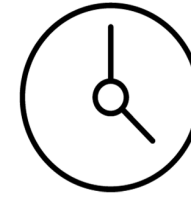
Apparel, Food/Entertainment & Services

\$315,239



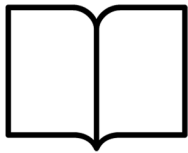
Median Home Value

\$1,056,834



Estimated Population

43,861



Educational Attainment

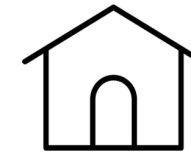
58%

with college or higher degree



Average Household Income

\$116,834



Housing Units

22,080

1-Mile Radius

3-Mile Radius

5-Mile Radius

POPULATION

2030 Projected Population	43,783	286,703	664,756
2025 Estimated Population	43,861	286,264	661,994
2020 Census Population	44,027	283,234	647,419
Growth 2025-2030	-0.18%	0.15%	0.42%
Growth 2020-2025	-0.38%	1.07%	2.24%

2025 ESTIMATED HOUSEHOLD INCOME \$50,000+

\$50,000-\$74,999	2,435	13,885	33,327
\$75,000-\$99,000	1,999	13,680	30,862
\$100,000+	10,197	77,074	162,696
TOTAL	14,831	104,639	224,885
2025 Estimated Average HH Income	\$140,143	\$153,165	\$144,043
2025 Estimated Households	19,474	131,255	298,585

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